

WEST VALLEY CITY PLANNING COMMISSION AGENDA

July 14, 2004

Planning Commission Technical Committee..... July 6, 2004 @ 8:00 a.m.
Planning Commission Study Session July 7, 2004 @ 3:00 p.m.
Planning Commission Pre-Meeting..... July 14, 2004 @ 3:00 p.m.
Planning Commission Meeting..... July 14, 2004 @ 4:00 p.m.

___ Harold ___ Brent ___ Paul ___ Jack ___ Karen ___ Terri ___ Mario

ZONE TEXT CHANGE APPLICATIONS:

- ZT-5-2004** Petition by **WEST VALLEY CITY** requesting an **amendment to the Jordan River Overlay Zone** to allow existing businesses within the overlay zone to continue as a legal use and expand with approval by the Planning Commission. (Staff – **Steve Pastorik** at 963-3545)
- ZT-6-2004** Petition by **WEST VALLEY CITY** requesting a zone text amendment to Sections 11-5-103, 11-7-101, and 11-7-105 of the City Code **regarding multi-tenant pole signs and monument sign bases**. (Staff – **Jody Knapp** at 963-3497)

SUBDIVISION APPLICATIONS:

- S-3-2004** Petition by **VISTAS AT WESTRIDGE LLC** requesting final plat approval for 41-lots at the Vistas at Westridge Phase 1 Subdivision. This subdivision is located at 4450 S. 6000 W. on 69 acres, and is zoned R-1-8 (residential, single family, minimum 8,000 sq. ft. lot size). (Staff – **Steve Lehman** at 963-3311)
- S-4-2004** Petition by **VISTAS AT WESTRIDGE LLC** requesting final plat approval for 45-lots at the Vistas at Westridge Phase 2 Subdivision. This subdivision is located at 4461 S. 6000 W. on 13-acres, and is zoned ‘R-1-8’ (residential, single family, minimum 8,000 sq. ft. lot size). (Staff – **Steve Lehman** at 963-3311)
- S-19-2004** Petition by **ROBERT JONES** requesting a **plat amendment** to lot 1 of the Wasatch Plantation Subdivision. This subdivision is located at 4651 S. 5600 W., and is zoned ‘M’ (manufacturing). (Staff – **Steve Lehman** at 963-3311)
- S-20-2004** Petition by **CLARK TAYLOR** requesting **preliminary and final plat approval** for 8 lots at the **Hunter Meadows Subdivision**. The subdivision is located at 3510 S. 5200 W. on 2.7 acres, and is zoned ‘R-1-8’ (residential, single family, minimum 8,000 sq. ft. lot size) and ‘RB’ (residential business). (Staff – **Steve Lehman** at 963-3311)
- S-21-2004** Petition by **ROB GULBRANDSEN** requesting **preliminary plat approval** for 35 lots at the **Westridge Village Subdivision**. This subdivision is located at 4500 S. 5600 W. on 8.9 acres, and is zoned ‘R-1-7’ (residential, single family, minimum 7,000 sq. ft. lot size). (Staff – **Steve Lehman** at 963-3311).
- SV-3-2004** Petition by **WEST VALLEY CITY** requesting a **street vacation** on the easterly 13-feet of 5600 West at approximately 4639 South. (Staff – **Steve Lehman** at 963-3311).

CONDITIONAL USE APPLICATIONS:

- C-19-2004** Petition by **KAARINA ROBINSON** requesting conditional use approval for a **major home occupation preschool**. The business would be located at 6421 Gold Valley Court on 0.19 acres, and is zoned ‘R-1-8’ (residential, single family, minimum 8,000 sq. ft. lot size). (Staff – **Jody Knapp** at 963-3497)
- C-20-2004** Petition by **COLORTYME** requesting a revision of a previously issued conditional use approval to allow for **installation of an exterior “Payday Loans” sign, and provide title loan services**. The business is located at 2680 W. 3500 S., on approximately 0.55 acres, and is zoned ‘C-2’ (general commercial). (Staff – **Kevin Hooper** at 963-3249)
- C-21-2004** Petition by **DAVID TRAN AND MATTHEW MCGILL** requesting conditional use approval for **scooter and bike sales**. The business would be located at 3695 S. Redwood Road, on 2.22 acres, and is zoned ‘C-2’ (general commercial). (Staff – **Jody Knapp** at 963-3497)

PLANNING COMMISSION BUSINESS

Approval of minutes from June 9, 2004 (Regular Meeting)
Approval of minutes from June 23, 2004 (Regular Meeting)
Approval of minutes from July 7, 2004 (Study Session)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Lori Cannon, 963-3282.